Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 244423 **DEEDWARR**
06/17/2019 12:25:01 PM 2 pgs
Fees: $13.00 Taxes: $678.95

20190617-0058007

O-LG-19-3208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gregg Gene Crawford	**NEW OWNER**	
(NAME)	(NAME)	**052-13-0B-404.00-CO**
3208 Penn Meade Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CRYSTAL JARMON HARDISON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREGG GENE CRAWFORD, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Condominium Plat of River Glen, Planned Unit Development, Phase 6 of record in Plat at Instrument No. 20050602-0062805, and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571 in the Register's Office for Davidson County, Tennessee, to which River Glen Phase 6 is submitted by Declaration of Submission of Record as Instrument No. 20050713-0081132, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Crystal Y. Jarmon, unmarried by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20060111-0004103 Register's Office for Davidson County, Tennessee, dated December 03, 2005 and recorded on January 11, 2006. The said Crystal Y. Jarmon having since married and is now known as Crystal Jarmon Hardison.

This conveyance is subject to:
- Taxes for the year 2019.
- Plan of record in Plat at Instrument No. 20050602-0062805; and Boundary Plat Book 6900, Page 650-651, and Page 671, and Book 9700, Page 858 Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of River Glen, Phase 6 of record in Book 6762, Page 208, Book 7566, Page 571 as amended in Instrument No. 20040915-0111299 and Instrument No. 20050713-0081132, Register's Office for Davidson County, Tennessee.
- Charter of River Glen Homeowner's Association of record in Instrument Number 20020425-0051348, Book 8069, Page 158, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to River Glen Homeowner's Association of record in Instrument Number 20031123-0171892 and Instrument No. 20041217-0150273, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20010816-0088874, in the Register's Office for Davidson County, Tennessee.
- Resolution of record in Instrument Number 20040915-0111301, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of record in Instrument Number 20071018-0123516, in the Register's Office for Davidson County, Tennessee.
- Water and Sanitary Sewer Easements of record in Book 7061, Page 196, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 7296, Page 484, Book 11030, Page 731, and Book 3961, Page 681, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas of record in Instrument Number 20020503-0054718, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20040127-0010301 in the Register's Office for Davidson

County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3208 Penn Meade Way, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 14 DAY OF JUNE, 2019.

Crystal Jarmon Hardison

Marcus L. Hardison Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CRYSTAL JARMON HARDISON AND MARCUS L. HARDISON, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of June, 2019.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212